

VERBATIM PROCEEDINGS

WEST HARTFORD TOWN COUNCIL MEETING

527 PROSPECT, LLC

OCTOBER 27, 2015

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431

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HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
OCTOBER 27, 2015

1 . . .Verbatim proceedings of a hearing re:
2 527 Prospect, LLC, was held before the Town Council
3 Meeting, held at 50 South Main Street, West Hartford,
4 Connecticut on October 27, 2015 at 7:00 p.m. . . .

5
6
7
8 MR. SCOTT SLIFKA: Okay, good evening.
9 We're going to call the 7:00 public hearing to order.
10 This is an application on behalf of 527 Prospect, LLC, the
11 owner of the property, known as 527 Prospect Avenue, to
12 amend Special Development District, SDD, No. 123, by
13 replacing the existing planted landscape screening with a
14 new seven-foot-tall cedar privacy fence along the westerly
15 property line.

16 The roll call, please, Ms. Labrot?

17 MS. ESSIE LABROT: Mr. Barnes?

18 MR. CHRIS BARNES: Present.

19 MS. LABROT: Ms. Cantor?

20 MS. SHARI CANTOR: Here.

21 MS. LABROT: Mr. Captain?

22 MR. HARRY CAPTAIN: Here.

23 MS. LABROT: Ms. Casperson?

24 MS. JUDY CASPERSON: Here.

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1 MS. LABROT: Mr. Davidoff?

2 MR. LEON DAVIDOFF: Here.

3 MS. LABROT: Mr. Doar?

4 MR. BURKE DOAR: Here.

5 MS. LABROT: Ms. Hall?

6 MS. DENISE HALL: Here.

7 MS. LABROT: Ms. Kindall?

8 MS. CLARE KINDALL: Here.

9 MS. LABROT: And Mr. Slifka?

10 MR. SLIFKA: Here. Okay. Presentation
11 from the Applicant?

12 MS. KAROLINA DOWD: Good evening,
13 councilors. My name is Karolina Dowd. I am a member of
14 527 Prospect, LLC, and I'm here on behalf of 527 Prospect,
15 LLC with regard to our application to amend the Special
16 Development District.

17 As Mr. Slifka has indicated, the only
18 amendment pertains to a seven-foot privacy fence, which is
19 at the rear of our property along its western border.

20 It's an application that was submitted to
21 the Town on August 27, 2015. We previously, in 2012, were
22 before the Council when we moved into the property, and,
23 at that time, the application, which was approved, was
24 with regard to an arborvitae fence, which, unfortunately,

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1 has not thrived, due to the fact that there's trees above
2 the property, and the arborvitae are not in direct
3 sunlight, and, based on that fact, we'd like to replace
4 those arborvitae with a seven-foot privacy fence.

5 All of the requirements that the Town had
6 asked us to do, in terms of communicating with the
7 neighbors, informing them of our hopes and our intents to
8 put up the privacy fence, were followed through.

9 All of that information was included in the
10 initial application that was submitted on August 28th, and
11 it's my understanding that the application process has
12 gone through the various departments, Planning and Zoning,
13 etcetera, etcetera, and has obtained recommendations for
14 approval with regard to all of those.

15 I'm happy to answer any questions.

16 MR. SLIFKA: Thank you. That is correct.
17 I'll just read them in now, so it's into the record
18 officially.

19 There's a letter, dated October 6, 2015,
20 from the TP&Z recommending approval, a letter, dated
21 October 20th from 2015, from DRAC recommending approval,
22 and a letter, dated October 21, 2015, from CROG, finding
23 no apparent conflict with regional plans and policies or
24 the concerns of neighboring towns, so we're in agreement

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1 on that.

2 Are there any questions for the Applicant
3 at this time? Mrs. Kindall?

4 MS. KINDALL: I'm assuming the neighbors
5 are in agreement?

6 MS. DOWD: Yes. What I'd like to point out
7 is, prior to submitting our application, we spoke with our
8 three abutting neighbors. All of them were in agreement.

9 The rear neighbor, who is directly abutting
10 where this fence will be, actually asked -- wants the
11 fence to be built, just because the arborvitae are not
12 thriving.

13 Since our application has been submitted,
14 we have sent the three immediate neighbors letters,
15 indicating we are available to meet with them and discuss
16 any comments.

17 We did get a response from the north
18 neighbor and the south neighbor, indicating they had no
19 objection. From that point, we have not spoken to the
20 rear neighbor. That's Diane Hunter. But, again, prior to
21 our application, she indicated that she was in agreement.

22 MS. KINDALL: Thank you.

23 MR. SLIFKA: Go ahead. Ms. Hall?

24 MS. HALL: Do you propose for the fence the

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1 nice side to be facing the neighbor or yourself?

2 MS. DOWD: My understanding is that both
3 sides are the nice sides. My understanding is the fence
4 looks the same from both sides.

5 A photograph of the proposed fence was
6 forwarded to the neighbors when we had indicated our plans
7 to them, and, also, I believe it was part of the
8 submission materials to the Council.

9 MS. HALL: Right. I just couldn't tell
10 whether there was another side to it.

11 MS. DOWD: Both sides are the same, and,
12 again, under the communications that we've received from
13 the Town, the plan is that it will be a seven-foot fence.
14 It will be cedar, it will be stained, it won't be painted,
15 and that any replacement will be done with cedar fencing
16 rather than vinyl or any similar material.

17 MS. HALL: Thank you.

18 MR. SLIFKA: Anybody else? No? Okay. Mr.
19 Alair, would you mind grabbing the sign-up sheet, please?
20 Is there anybody, who did not sign up, who wishes to speak
21 to the subject matter of this public hearing? They're
22 going to maybe speak to other things tonight, but to this?

23 Okay, then -- I'm sorry. My notes have
24 gone missing. So we have read everything in the record.

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1 Ms. Dowd, you're finished I take it?

2 MS. DOWD: I am, thank you.

3 MR. SLIFKA: Thank you very much. And, so,
4 if there's nothing else from my colleagues, we will close
5 the public hearing. Thank you.

6 (Whereupon, the hearing adjourned at 7:05
7 p.m.)